Manitoba

Annual Report 1984 - 85

Housing

The Manitoba Housing and Renewal Corporation

86-03708/

Manitoba

Annual Report 1984 - 85

Housing

The Manitoba Housing and Renewal Corporation

Manitoba

Minister of Housing

Room 141
Legislative Building
Winnipeg, Manitoba, CANADA
R3C 0V8
(204) 945-4343

The Honourable Pearl McGonigal
Lieutenant-Governor of Manitoba
Room 235, Legislative Building
Winnipeg, Manitoba

May It Please Your Honour:

I have the privilege of presenting, for the information of Your Honour, the Annual Report of The Department of Housing and The Manitoba Housing and Renewal Corporation for the fiscal year ending March 31, 1985.

Respectfully submitted,

Maureen Hemphill

Manitoba

Deputy Minister of Housing

603-287 Broadway
Winnipeg, Manitoba, CANADA
R3C 0R9

The Honourable Maureen Hemphill
Minister of Housing
Room 227, Legislative Building
Winnipeg, Manitoba

Dear Madam:

I have the honour of submitting for your information The Annual Report of the Department of Housing and The Manitoba Housing and Renewal Corporation for the fiscal year ending March 31, 1985.

In the past, the Department reported on a calendar year basis, while the Corporation reported each fiscal year. As you are aware, effective April 1, 1984, there was a significant shift in program responsibility from MHRC to the Department of Housing, with the Department assuming responsibility for all the Corporation's programs, except those relating to operating and interest subsidies or loan forgiveness. To better reflect these administrative changes, the two reports have been combined.

I believe the accomplishments outlined in the Annual Report are in line with the Department's goal of ensuring suitable, affordable living accomodation for all Manitobans.

Respectfully submitted,

S. Schubert

Saul Schubert
Deputy Minister
Department of Housing

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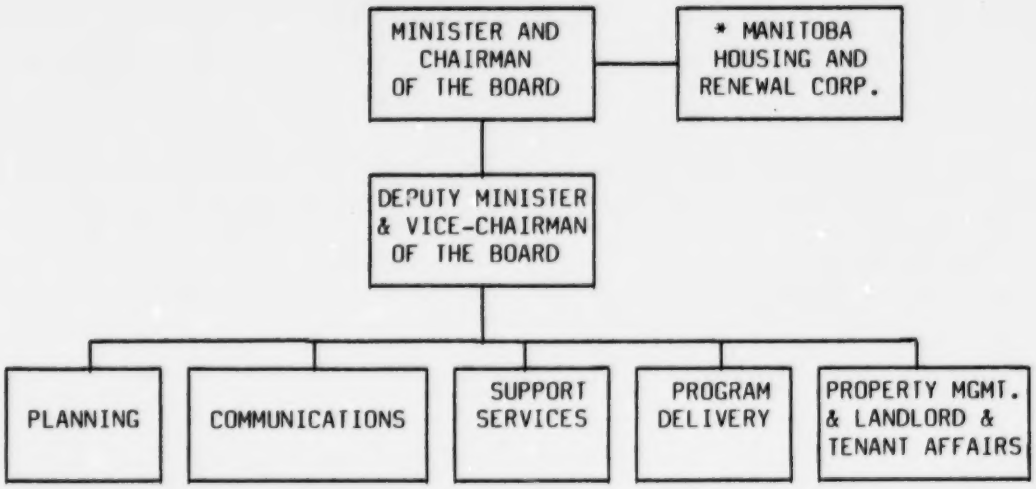
MINISTER AND CHAIRMAN OF THE BOARD
* MANITOBA HOUSING AND RENEWAL CORP.
DEPUTY MINISTER & VICE-CHAIRMAN OF THE BOARD
PLANNING
COMMUNICATIONS
SUPPORT SERVICES
PROGRAM DELIVERY
PROPERTY MGMT. & LANDLORD & TENANT AFFAIRS

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* BOARD OF DIRECTORS: (As at March 31, 1985)

Chairman: Honourable John M. Bucklaschuk
Vice-Chairman: Saul Schubert

BOARD MEMBERS	OFFICERS OF THE BOARD
D. Ilich	H.N. Dubowits, Secretary of the Corporation
G. Julius	M.A. Perreault, General Legal Counsel
W. Kennedy	
H.L. Rachlis	

HOUSING REHABILITATION

CRITICAL HOME REPAIR PROGRAM (CHRP)

The Critical Home Repair Program provides assistance to eligible pensioners and low income family homeowners, whose houses are ten years old or older, with low interest loans and grants, to assist with critical repairs to their homes.

In this fiscal year a total of 2,097 applications were approved:

Pensioners:	1,506
Low Income Families:	591
	2,097

Committments under the program this fiscal year were:

Pensioners:	$1,859,881
Low Income Families:	$1,468,169
	$3,328,050

Disbursements under the program were:

Grants to Pensioners:	$1,678,360
Loans to Low Income Families:	$1,113,007
	$2,791,367

RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (RRAP)

The Residential Rehabilitation Assistance Program, administered in designated areas by Manitoba Housing, is a federal program designed to prolong the life of existing dwellings. Under this program, qualifying homeowners may receive a loan of up to $10,000 ($5,000 of which may be forgiveable, depending on income) to repair their homes.

During this fiscal year 481 applications were approved. This resulted in $3,290,902 in funding from the Canada Mortgage and Housing Corporation.

CUT HOME ENERGY COSTS PROGRAM

Inspection services were provided by Program staff on behalf of other Provincial Government agencies.

228 homes were inspected on behalf of the Cut Home Energy Costs Program, which is administrated by the Department of Energy & Mines in cooperation with Manitoba Hydro and Winnipeg Hydro.

On behalf of the Consumers' Bureau, 52 homes were inspected following complaints received by the Bureau from homeowners against contractors.

THE WINNIPEG HOUSING REHABILITATION CORPORATION

The Province of Manitoba, through Manitoba Housing, made a commitment to The Winnipeg Housing Rehabilitation Corporation to pay the sum of $1,000,000.00 in operating and capital grants over a five year period commencing in 1980.

The Winnipeg Housing Rehabilitation Corporation is a non-profit housing corporation whose objectives are to acquire and rehabilitate existing buildings in certain areas of the City of Winnipeg for conversion to housing accommodation for sale or rental to low income families.

In this fiscal year Manitoba Housing paid to the Winnipeg Housing Rehabilitation Corporation $172,500 in capital grants and $20,000 in operating grants.

CORE AREA INITIATIVE GRANT TO HOMEOWNERS (CAIGHO)

This program is designed to provide incentives to home buyers purchasing homes within the core area of Winnipeg. Conditional grants of $5,000 are available for new homes. There are no income limitations but the home must be the applicant's primary residence. Funding is provided under the Core Area Initiatives Agreement.

The grant is in the form of a forgiveable loan earned at the rate of 20% per year. Any outstanding amount becomes payable if the residence is sold or ceases to be the applicant's principal residence.

This program can be combined with other government programs for the Core Area, including the provincial government Homes in Manitoba Infill Program.

Over the program's five year life span of October 1, 1982 through to March 31, 1986, the budget of $2,500,000 can provide for an estimated take up of 550 units.

The fiscal year brought forth the following data:

As at March 31, 1985

NEW HOMES:	
No. of applications carried over from previous year	17
No. of applications received	55
Total number approved	46
EXISTING HOMES:	
No. of applications carried over from previous year	45
No. of applications received	2
Total number approved	23
Expenditures this fiscal year	$ 285,000
Total Expenditures since Program Inception March, 1983	$1,102,000

CORE AREA INITIATIVE HOME REPAIR PROGRAM

The objective of this program is to assist in the upgrading of existing housing stock in the core area of Winnipeg.

Every homeowner in the core area who receives a federal Residential Rehabilitation Assistance Program (RRAP) loan is also eligible to receive interest write-down benefits.

Homeowners may receive the interest write-down equivalent to an effective rate of between 0% and 8% depending on income.

Landlords in the core area of Winnipeg may also be eligible to receive assistance under the program and may receive an interest write-down to an effective 9-1/2% rate.

As at March 31, 1985:

No. of Homeowner applications received	1,610
No. of Landlord applications received	104
Total	1,714
No. of applications approved:	1,009
No. of applications in process:	464
No. of applications suspended:	25
No. of applications ineligible:	216
	1,714
Average monthly benefit	$34.00
Expenditures this fiscal year	$280,507.89
Expenditures since program inception - Sept'82	$421,268.04

NORTH LOGAN MUNICIPAL SERVICES PROJECT

This project is one component of the North Logan Redevelopment Plan, which was approved by the Policy Committee of the Winnipeg Core Area Initiative in November 1982.

The project has a budget of $900,000, to be expended over three years, and shared equally by the federal, provincial, and Winnipeg governments. MHRC implemented the project on behalf of the tri-partnership. $245,211 was spent during the 1984-85 fiscal year.

The Municipal Services Project included new water mains throughout the neighbourhood; repairs and new connections to the sewer system; new concrete streets, lanes, and sidewalks; relocation of Hydro and MTS overhead lines from front streets to the lanes; resodding boulevards and boulevard tree planting.

The Municipal Services project has complemented extensive housing rehabilitation and new home construction by MHRC in the neighbourhood. The revitalized North Logan area now has a life expectancy comparable to a new suburban housing development.

SHELTER ALLOWANCE PROGRAMS

SHELTER ALLOWANCES FOR ELDERLY RENTERS (SAFER)

The SAFER Program (Shelter Allowances for Elderly Renters) provides direct monthly cash assistance to pensioners aged 55 and over who rent their living accommodation in the private rental marketplace and whose rent exeeds 25% of household income. Persons residing in elderly persons' public housing, rent supplement housing or personal care homes are not eligible for benefits under this program.

The maximum benefit under the program is $140 per month, based on maximum eligible income qualifications of $14,100 for single renters and $15,000 for couples. Maximum rents on which claims could be made are $325 per month for a single renter and $350 per month for a couple.

The period of April 1, 1984 to March 31, 1985, provided the following assistance:

No. of pensioner households who received benefits during this fiscal year	3,952
No. of clients receiving benefits (as at March 1985)	3,414

Average monthly benefits:

Singles	$79.67
Couples	$53.07
Shared accommodation	$46.57
Clientele between 55 and 64 years of age	293
Clientele aged 65 and over	3,172
Total expenditure this fiscal year	$3,397,725.43

Since inception of the program from January 1980 to March 31, 1985, the data is as follows:

No. of applications received	10,842
No. of applications approved	6,808
Total expenditure since program inception	$13,742,602.76

SHELTER ALLOWANCES FOR FAMILY RENTERS (SAFFR)

The SAFFR Program (Shelter Allowances for Family Renters) provides monthly cash benefits to assist eligible families who rent their accomodations in the private rental marketplace.

This program provides payments to cover up to 90% of eligible rent costs over 25% of income for lower income families. As incomes increase and rents decrease in proportion to income, the assistance is reduced.

Families who receive rental assistance through social allowance payments or who reside in government subsidized housing are not eligible for this program.

To qualify, there must be dependent children under 18 years of age living in the household.

The maximum claimable rents are $350 for a two person family, $375 for a three person family, and $400 for a four person or larger family.

The maximum benefit available to families is $150 per month, with the actual amount calculated on the basis of rental costs and income.

The fiscal period of April 1, 1984 to March 31, 1985 brought forth the following data:

No. of Families who received benefits during this fiscal year 2,292

Average monthly benefits;
- Single parent families $100.05
- Two parent families $101.09

Total expenditures for this fiscal year $1,512,757.60

Since the inception of this program commencing January 1981 to March 31, 1985, the data is as follows:

No. of applications received 9,923
No. of applications approved 4,919
Total expenditures since program inception $5,233,144.14

PENSIONER TENANTS SCHOOL TAX ASSISTANCE (PTSTA)

The Pensioner Tenants School Tax Assistance Program provides annual assistance of up to $175 to qualifying pensioner tenants to offset the school tax portion of rental costs. It is payable once a year. This program is administered by Manitoba Housing on behalf of the Department of Finance.

An application submitted during 1985 relates to rents paid during the 1984 calendar year. The payment covers 10% of total rent for the 1984 year in excess of $1,625 to a maximum of $175.

Tenants between the age of 55 to 64, who derive their income primarily from pension sources, or pensioners aged 65 years or older who rented their principal residence in the private rental market during the previous calendar year are generally eligible.

Pensioners who were eligible during the previous years, but who did not receive their rebate, can apply for benefits retroactively, for up to four years.

Tenants living in elderly persons housing or non-profit housing for the elderly, which is exempt from taxation for school purposes, do not qualify for benefits under this program because rents in these housing units do not include school tax costs.

The fiscal year of April 1984 to March 31, 1985, brought forth the following data:

Number of rebate cheques issued (includes multiple rebates for retroactive benefits, and applications received in previous fiscal year and paid in current year)	8,938
Average benefits paid:	
Singles	$164.63
Couples	$172.01
Household Sharers	$173.02
Sharers	$136.32
Expenditures for 1984-85:	
1980 rebates	44,464.97
1981 rebates	71,511.07
1982 rebates	113,429.61
1983 rebates	526,205.01
1984 rebates	909,675.73
Total	$1,665,286.39

Since the inception of the Program, commencing January, 1981 to March 31, 1985:

No. of rebate cheques issued	32,094
Total expenditure since program inception	$5,613,756.44

MHRC MORTGAGE PROGRAMS

AFFORDABLE NEW HOMES III

This program was designed to bring new housing onto the marketplace at affordable mortgage rates.

To be eligible, the cost of the land and the home could not exceed $69,000, which encouraged new home construction in the price range affordable to the greatest number of persons. During 1984/85, Manitoba Housing assisted in the construction and purchase of 192 new homes at a total commitment of $10,565,191.

CORE AREA INFILL HOUSING PROGRAM

During the 1984/85 fiscal year, 4 houses were built on vacant lots owned by MHRC in the core area of Winnipeg. These houses were specifically designed for the core area to fit on narrow 25 or 30 foot lots and to be architectually compatible with existing houses. Total commitments for these 4 houses was $207,358.88

In addition, 20 lots were secured from the City of Winnipeg by way of a trust agreement, with a further 20 lots acquired from private landowners at a cost of $142,250, all for future Infill Housing development.

BUY AND RENOVATE

The Buy and Renovate program was designed to upgrade existing older housing stock. Assistance was offered to qualifying homebuyers on homes 30 years or older, which cost $35,000 or less, and on which an additional minimum of $10,000 would be spent for renovations. Since the inception of the program in August 1982, 100 homes qualified under the Buy and Renovate program, resulting in a total commitment of $3,022,841.

RURAL MORTGAGE LENDING PROGRAM

Under the Rural Mortgage Lending Program, MHRC acts as the guarantor for the mortgage financing to people living in rural communities who have been refused mortgage financing because their property is not connected to a public sewage system.

MHRC entered into a special agreement with the Co-Operative Credit Society of Manitoba (C.C.S.M.), whereby MHRC provides guarantees for the mortgages administered by various Credit Unions under the C.C.S.M. umbrella.

As at March 31, 1985, there were 14 guaranteed loans still outstanding, totalling $345,521.

RENTALSTART

The RentalStart proposal call introduced in June 1984 and closing in late July 1984, was a program designed to assist Manitoba developers to build our stock of affordable rental accommodation.

Funded from the Manitoba Jobs Fund, $25.5 million of mortgage financing was made available through 11 percent, seven year term mortgages, amortized for up to 35 years. Mortgage financing of up to 80% of project costs for new construction or the conversion of non-residential buildings, pending proposal reviews, was available for projects of a minimum of six units per site, within the defined Winnipeg Core Area, or anywhere outside of Winnipeg. As of March 31st, 1985 final mortgage commitments had been concluded on 202 apartment suites worth $8,766,042.

MOBILE HOME LOAN GUARANTEE PROGRAM

The Mobile Home Loan Guarantee Program, introduced in April, 1979, brings to purchasers of mobile homes, benefits that assist them in the financing of their housing units through approved lenders.

Loans are guaranteed, to approved applicants, for the acquisition of a mobile home. The guarantee enables the lender to provide the loan at lower interest rates and for longer terms, resulting in lower monthly payments to the borrower.

MOBILE HOME LOAN GUARANTEE PROGRAM UNDERTAKINGS TO GUARANTEE, APPROVED TO MARCH 31, 1985

Program Summary	Number	Amount
A. FISCAL YEAR - April 1, 1984 to March 31, 1985:		
Applications received	81	$2,289,206
Applications cancelled/ineligible	4	108,438
TOTAL APPLICATIONS APPROVED:	77	$2,180,768
Claim settlements paid	1	$ 23,395
B. CUMULATIVE - Inception to March 31, 1985:		
Applications received	257	$6,706,350
Applications cancelled/ineligible	22	559,957
TOTAL APPLICATIONS APPROVED	235	$6,146,392*
Claim settlements paid	12	$ 323,690

*NOTE: Principal amount outstanding for these applications as at March 31, 1985 was $5,347,195.

RURAL AND NORTHERN HOUSING PROGRAM

The Rural and Northern Housing Program is a federal-provincial undertaking under the provisions of Section 40 of The National Housing Act.

The program provides for the development and operation of self-contained rental duplex and motel-type units for senior citizens and single detached sale and rental units for families in communities having a population of less than 2,500.

Costs for this program are shared by MHRC and the Canada Mortgage and Housing Corporation. CMHC provides 75% of the capital and operating costs and MHRC provides the remaining 25%. Rents for these units are geared to tenant income in accordance with the MHRC rental scale.

Management of the units, including tenant selection and maintenance, is provided by local Housing Authority Boards; by designated community groups appointed as agents; or by individuals appointed as agents. These management functions are co-ordinated by Manitoba Housing staff.

RURAL AND NORTHERN FAMILY PUBLIC HOUSING

During the fiscal year ending March 31, 1985, 8 single family detached rural and northern units were developed and rented to families of low and moderate incomes in designated communities in rural and northern Manitoba.

RURAL AND NORTHERN ELDERLY PERSONS HOUSING

In the fiscal year ending March 31, 1985, 114 units of Rural and Northern Elderly Persons Housing were developed for rental to senior citizens in rural and northern Manitoba communities.

REMOTE HOUSING PROGRAM CONVERSIONS

A number of homes were developed prior to 1975 in northern and remote areas of the province under the earlier Remote Housing Program.

Initially, this program was a rent oriented program with provisions in the lease whereby the tenants were permitted to accumulate the rental payments toward the eventual purchase of the homes.

During the fiscal year ending March 31, 1985, 10 remote homes were converted to ownership.

LAND

LAND BANKING PROGRAM

MHRC, under provisions of Section 42 of the National Housing Act, developed a Land Banking Program. The primary objective of this program was to ensure a future supply of reasonably priced residential construction sites. This prcgram began in 1972 and was terminated in 1977.

As of March 31, 1985, the total acreage held in the land bank was 1,812.789 hectares (4,479.34 acres), of which 448.132 hectares (1,107.32 acres) are in rural Manitoba and 1,364.657 hectares (3,372.02 acres) are in the City of Winnipeg.

During the fiscal year under review, 8.916 hectares (22.03 acres) were disposed of in rural Manitoba and .664 hectares (1.64 acres) were disposed of in the City of Winnipeg.

WOODLANDS SUBDIVISION

To meet the need for new housing stock in the Town of Selkirk, MHRC has planned the development of a new residential housing development comprised of 15.05 hectares (37.2 acres).

Phase I involves 8.17 hectares (20.2 acres) and features 43 larger sized lots surrounding a park and lake.

Construction activity commenced in the fall of 1984 within Phase I with five participating builders.

Phase II, comprised of 6.88 hectares (17.0 acres), is currently in the planning stage.

Leased/Purchased Lots:

During 1984/85 fiscal year.....35 LOTS
Total revenue this fiscal year.....$23,000.00

MEADOWS WEST SUBDIVISION

The delivery of Stage I, comprised of 57.33 hectares (141.70 acres) was formally commenced in 1983 and by early 1985 over 400 lots had been leased/purchased.

Stage I included limited multiple structures, an abundance of open park space and the provision of a majority of 50 lot frontages at reasonable land prices. These features and others have made Meadows West a unique residential community in Winnipeg.

A further immediate development of 230 residential lots is planned to meet the demand for lots in Meadows West.

Leased/Purchased Lots:

As at March 31, 1983	216 LOTS
As at March 31, 1984	139 LOTS
During 1984/85 fiscal year	49 LOTS
Total Revenue this fiscal year	$1,337,000.00

THE ENERGY CONSERVATION PROGRAM

The Energy Conservation Program is an ongoing program directed at reducing the operation and maintenance costs of MHRC stock through energy conservation measures.

These conservation measures have taken the form of construction retrofits, artificial lighting systems retrofits, alterations to mechanical and electrical systems, water conservation measures, alternative energy source retrofits, and directives for energy conservation in new buildings.

To supplement these demonstration projects, an ongoing information transfer is being maintained to stimulate the "energy conservation awareness" of our inhouse staff and building operations people.

During the 1984/85 fiscal year the Energy Conservation Program delivered projects totalling $829,632.05 as follows:

Chelsea Terrace Phase II	$349,000.00
Weston Park Phase I	480,632.05
	$829,632.05

CO-OPERATIVE HOMESTART PROGRAM

In the fall of 1984, the Manitoba Jobs Fund made available through MHRC three new major forms of financial assistance to housing cooperatives in Manitoba under the Cooperative HomeStart Program.

Technical Resource Group Assistance (Program III): Grants of up to a maximum of $17,500 are available to eligible housing co-ops to provide financial assistance for the initial promotion, planning and development work which is required by a group organizing a housing cooperative.

Mortgages for Renovations and/or Conversions (Program II): To encourage the rehabilitation of existing older housing and the conversion of existing under-utilized, non-residential buildings to residential use, financial assistance in the form of a loan at a reduced interest rate is available to eligible housing cooperatives who wish to participate in this programme.

Complementary Assistance (Program I): Provides groups undertaking the construction of new housing cooperatives with additional financial assistance to that which is provided by Canada Mortgage and Housing Corporation.

Grants: $46,100.00 in start-up grants (Program III) have been approved this year.

FOKUS

FOKUS MANITOBA is a program which provides community-integrated living for severely handicapped individuals by incorporating wheelchair accessible units and personal care/support services into regular apartment blocks. This unique concept has become a real alternative to institituionalized living for the severely disabled who require care and assistance beyond the level usually provided by community based support services, but who desire and require independent, normalized lifestyles in a community setting.

FOKUS I, which began in May, 1978, was composed of nine tenants who moved from Ten Ten Sinclair (a residence and rehabilitation centre for the physically handicapped) into a centrally located modified family public housing block at Assiniboine Avenue and Hargrave Street, City of Winnipeg. This paved the way for FOKUS II, which opened in September, 1980.

FOKUS II, located in the apartment building at Kennedy Street and Assiniboine Avenue (Towne Square), provided 16 modified suites at subsidized rents (NHA Sec. 44.1 (a)) to individuals who had completed their transitional housing experience at Ten Ten Sinclair and were ready for more mainstream living. Manitoba Housing provided a grant of $56,000 which was used for necessary design changes to the block and living units.

FOKUS II differed from FOKUS I in that tenants were more severely disabled, which meant more intensified delivery of care and support. The Office of Continuing Care assessed care needs, agreed on a staffing component which was to provide 24 hour, seven-day coverage, and contracted with Ten Ten Sinclair to provide all attendant and housekeeping services.

FOKUS III, comprising of 13 units of modified rental accommodation located in the community of St. James (Queen Street), were leased from a private apartment owner and modified to meet the needs of the FOKUS MANITOBA Program.

The Department is committed to expanding the FOKUS Program by working with the disabled to identify new tenant groups and housing sites and thereby pursue the goal of creating more innovative housing options to meet special needs.

In this regard, two new special need projects are in the planning and development stages:

a - a 30 unit public non-profit housing project is being developed in The Pas, Manitoba. The design includes 15 barrier-free, wheelchair accessible suites, as well as special amenity/service space dedicated to the needs of disabled tenants. On-site support staff will be provided through Manitoba Health (Home Care). This project, a 'first' for the North, is the result of on-going collaboration with The Pas Branch of the Manitoba League of the Physically Handicapped.

b - FOKUS IV, located at 90 Garry Street, was approved to accommodate 10 individuals requiring "assisted independent living". The developer of the project received both Rentalstart mortgage financing and a grant from Manitoba Housing ($75,000) to enhance both the building and living units to meet the unique environmental design requirements of FOKUS tenants.

NON-PROFIT HOUSING

THE MANITOBA SENIOR CITIZENS' NON-PROFIT ASSISTANCE PROGRAM

The Provincial Government, through MHRC, determined a need existed and therefore developed the Manitoba Senior Citizens' Non-Profit Assistance Program to dovetail and complement the Federal Non-Profit Housing Program.

Under this program, MHRC provides a matching 5% forgiveable loan to senior citizens' non-profit housing corporations which have received prior approval for their projects from the CMHC and have raised 5% of the approved capital costs of their projects from within their own means.

During the fiscal period under review, a total of 595 units were developed in this manner and provincial forgiveable loans totalling $1,684,136 were issued. Since the inception of this program in April, 1979, a total of 2,771 units have been completed.

SENIOR CITIZENS' RENT SUPPLEMENT PROGRAM (E & IPH)

Prior to June 1976, approved sponsors licensed under the Elderly and Infirm Persons' Housing Act (E&IPH) were eligible for mortgage assistance from the CMHC.

Licensed sponsors, prior to June 1976, also qualified for capital grants from the MHRC in the maximum amounts of $1,700 for each single unit and $2,150 for a double unit. Many qualifying sponsors received these grants in installments paid over a number of years, thus reducing the rental charges to tenants.

Subsequently, amended federal legislation enabled the federal government and MHRC to enter into rent supplement agreements for provincially licensed E & IPH projects.

As of March 31, 1985, 2,353 units were eligible for rent supplement and cost-shared payments were made for 1,286 units of that number.

NON-PROFIT HOUSING UNITS DEVELOPED BY MHRC

MHRC is also involved in assisting non-profit corporations develop subsidized family and elderly housing under section 56.1 of the National Housing Act. Under this agreement, MHRC will provide a matching grant to non profit corporations able to raise 5% of the total capital costs. The remaining 90% is in the form of an insured loan through CMHC.

FORGIVEABLE LOANS TO NON-PROFIT HOUSING CORPORATIONS

APRIL 1, 1984 TO MARCH 31, 1985

LOCATION	NAME OF PROJECT	NO. OF UNITS	AMOUNT OF FORGIVEABLE LOAN
Brandon	Brandon Oddfellows (1983) Inc.	50	$ 120,540.00
Brandon	Spruce Woods Housing Co-op Ltd.	81	219,520.00
Portage	Portgage & District Care Homes Inc.	54	149,550.00
St. Malo	Chalet Malouin Inc.	30	79,638.00
Winnipeg	Beit Am Bnay Abraham Inc.	65	168,091.00
Winnipeg	East Park Lodge Inc.	60	166,987.00
Winnipeg	Riverborne Housing Corp.	6	16,265.00
Winnipeg	S.A.M. (Properties) Inc.	18	56,346.00
Winnipeg	Winnipeg Chinatown Non-Profit Housing Corp.	111	374,720.00
Winnipeg	Villa Cabrini Inc.	120	332,479.00
		595	$1,684,136.00

1984/85 NON-PROFIT HOUSING PROGRAM - FAMILY UNITS

COMMUNITY	LOCATION	NO. OF UNITS
Brandon	1st & Maryland	30
Flin Flon	Channing Drive	10
Steinbach	Main Street	11
Swan River	1st Street North	9
Winnipeg	400 Logan Ave.	18
Winnipeg	Alexander Ave.	8
Winnipeg	Preston & Evanson	4
Winnipeg	Furby & Cornish	43
Winnipeg	180 Pritchard Ave.	18
Winnipeg	356 Young St.	30
Winnipeg	158-162/293-295 Austin St.	5
Winnipeg	Scattered in North Winnipeg: 356 Powers (2), 546-554 Pritchard (5), 574 Stella (2), 443 Flora (2), and 527 Flora (2)	13
Winnipeg	Ross, Alfred, Polson & Redwood: 344 Ross (2), 386 Alfred (2), 348 Polson (2), and 506/508 Redwood (2)	8
Winnipeg	Sunvalley Drive	24
Winnipeg	South Park Drive	33
Winnipeg	Inkster Garden Drive	40
Winnipeg	1029 Corydon Ave.	8
Winnipeg	Mountain & McGregor	79
TOTAL		391

FAMILY AND ELDERLY RENTAL UNITS

RENTAL HOUSING UNITS GEOGRAPHICAL DISTRIBUTION

As at March 31, 1985

PROGRAM	REGIONAL SUMMARY								
	WINNIPEG	INTERLAKE	EASTMAN	SOUTH CENTRAL	WESTMAN	PARKLAND	NORMAN	PROVINCIAL TOTAL	NO. RECEIVING PROV. SUBSIDY
PUBLIC HOUSING									
- Family	3,892	275	70	279	457	180	814	5,967	5,878
- Elderly	4,814	349	209	335	759	442	159	7,067	7,067
- Special Needs	3				1		1	5	5
RURAL AND NORTHERN									
- Elderly	-	72	64	22	80	178	56	472	472
- Family	-	68	92	13	23	136	370	702	702
PRIVATELY-OWNED ELDERY AND INFIRM PERSONS HOUSING	3,882	137	370	772	608	88	20	5,877	552
LTD. DIVIDEND AND 56.1	795	56	14	96	56	19	-	1,036	450
NO. OF UNITS	13,386	957	819	1,517	1,984	1,043	1,420	21,126	15,126*

* In addition, 769 units are subsidized in private limited dividend, co-operative, and private non-profit projects.

HOUSING UNITS BY COMMUNITY
(AS AT MARCH 31, 1985)

COMMUNITY	TOTAL	PUBLIC HOUSING		PRIVATELY-OWNED ELDERLY & INFIRM PERSONS HOUSING		RURAL AND NORTHERN (SECTION 40)		MAN. HSNG. NON-PROFIT
		FAMILY AND SPECIAL NEEDS	ELDERLY	UNITS LICENSED	LICENSED UNITS RECEIVING RENT SUPPLEMENT	MAN. HOUSING FAMILY	MAN. HOUSING ELDERLY	L.D. & 56.1
Alonsa	9	-	-	-	-	1	8	-
Altona	95	20	18	57	1	-	-	-
Amaranth/ Baconridge	10	-	-	-	-	10	-	-
Angusville	6	-	-	-	-	-	6	-
Anola	12	-	-	12	-	-	-	-
Arborg	30	10	20	-	-	-	-	-
Arden	1	-	-	-	-	1	-	-
Ashern	37	17	20	-	-	-	-	-
Austin	10	-	10	-	-	-	-	-
Baldur	10	-	-	9	-	1	-	-
Barrows	8	-	-	-	-	8	-	-
Beausejour	95	14	55	20	1	6	-	-
Belmont	12	-	12	-	-	-	-	-
Benito	30	-	12	-	-	-	18	-
Berens River	18	-	-	-	-	18	-	-
Binscarth	14	-	12	-	-	2	-	-
Birch River	37	-	-	-	-	23	14	-
Birtle	36	6	-	30	-	-	-	-
Bloodvein	4	-	-	-	-	4	-	-
Blumenort	12	-	-	12	-	-	-	-
Boissevain	34	9	23	-	-	-	2	-
Bowsman	15	-	9	-	-	6	-	
Brandon	821	290	354	121	-	-	-	56
Brochet	15	-	-	-	-	15	-	-
Brookdale	2	-	-	-	-	-	2	-
Camperville	34	-	-	-	-	22	12	-
Carberry	40	10	-	27	6	3	-	-
Carman	116	15	47	54	-	-	-	-
Cartwright	16	4	12	-	-	-	-	-
Churchill	329	329	-	-	-	-	-	-
Clandeboye	1	-	-	-	-	1	-	-
Cook's Creek	10	-	-	10	-	-	-	-
Cormorant	20	-	-	-	-	20	-	-
Cranberry Portage	12	8	-	-	-	-	4	-

HOUSING UNITS BY COMMUNITY
(AS AT MARCH 31, 1985)

COMMUNITY	TOTAL	PUBLIC HOUSING		PRIVATELY-OWNED ELDERLY & INFIRM PERSONS HOUSING		RURAL AND NORTHERN (SECTION 40)		MAN. HSNG. NON-PROFIT
		FAMILY AND SPECIAL NEEDS	ELDERLY	UNITS LICENSED	LICENSED UNITS RECEIVING RENT SUPPLEMENT	MAN. HOUSING FAMILY	MAN. HOUSING ELDERLY	L.D. & 56.1
Crane River	24	-	-	-	-	12	12	-
Cross Lake	24	-	-	-	-	20	4	-
Crystal City	21	-	-	20	-	1	-	-
Cypress R.	12	-	-	12	5	-	-	-
Dauphin	278	53	193	32	-	-	-	-
Dawson Bay	1	-	-	-	-	1	-	-
Deloraine	25	7	18	-	-	-	-	-
Dominion City	20	-	-	14	-	-	6	-
Douglas	1	-	-	-	-	1	-	-
Duck Bay	16	-	-	-	-	12	4	-
Dugald	10	-	-	10	-	-	-	-
Easterville	10	-	-	-	-	10	-	-
Eddystone	12	-	-	-	-	-	12	-
Eden	1	-	-	-	-	1	-	-
Elie	12	-	-	12	1	-	-	-
Elkhorn	17	-	12	-	-	5	-	-
Elphinstone	4	-	-	-	-	-	4	-
Emerson	30	-	16	12	1	2	-	-
Erickson	26	5	9	12	-	-	-	-
Eriksdale	28	7	12	-	-	1	8	-
Ethelbert	22	-	20	-	-	2	-	-
Fisher Br.	27	-	20	-	-	7	-	-
Flin Flon	155	54	81	20	14	-	-	-
Fork River	2	-	-	-	-	2	-	-
Fraserwood	12	-	-	-	-	-	12	-
Garson	12	-	12	-	-	-	-	-
Gilbert Plains	36	6	18	12	1	-	-	-
Gillam	7	7	-	-	-	-	-	-
Gimli	73	-	36	11	-	26	-	-
Gladstone	39	-	-	38	-	1	-	-
Glenboro	31	5	14	12	-	-	-	-
Glenella	10	-	-	-	-	-	10	-
God's Lake Narrows	5	-	-	-	-	5	-	-
Goodlands	5	-	-	-	-	1	4	-
Grand Rapids	35	-	-	-	-	29	6	-
Grandview	45	11	18	16	-	-	-	-

HOUSING UNITS BY COMMUNITY
(AS AT MARCH 31, 1985)

COMMUNITY	TOTAL	PUBLIC HOUSING		PRIVATELY-OWNED ELDERLY & INFIRM PERSONS HOUSING		RURAL AND NORTHERN (SECTION 40)		MAN. HSNG. NON-PROFIT
		FAMILY AND SPECIAL NEEDS	ELDERLY	UNITS LICENSED	LICENSED UNITS RECEIVING RENT SUPPLEMENT	MAN. HOUSING FAMILY	MAN. HOUSING ELDERLY	L.D. & 56.1
Granville Lake	4	-	-	-	-	-	4	-
Great Falls	1	-	-	-	-	1	-	-
Gretna	26	9	17	-	-	-	-	-
Grunthal	20	-	18	-	-	-	2	-
Gunton	1	-	-	-	-	1	-	-
Hadashville	7	-	-	-	-	3	4	-
Hamiota	51	6	-	45	-	-	-	-
Hartney	24	6	-	18	-	-	-	-
Holland	15	-	-	15	-	-	-	-
Ilford	19	-	-	-	-	19	-	-
Ile des Chenes	12	-	12	-	-	-	-	-
Inglis	10	-	-	-	-	-	10	-
Inwood	23	-	-	12	11	1	10	-
Kelwood	13	-	-	-	-	3	10	-
Kenton	8	-	-	-	-	-	8	-
Killarney	62	12	15	35	-	-	-	-
La Broquerie	7	-	-	7	1	-	-	-
Lac du Bonnet	48	10	24	-	-	-	-	14
La Riviere	12	-	-	12	6	-	-	-
Langruth	4	-	-	-	-	-	4	-
Laurier	6	-	-	-	-	2	4	-
Leaf Rapids	213	213	-	-	-	-	-	-
Letellier	4	-	-	-	-	-	4	-
Little Grand Rapids	5	-	-	-	-	5	-	-
Lockport	1	-	-	-	-	1	-	-
Lorette	20	6	14	-	-	-	-	-
Lowe Farm	18	-	-	18	-	-	-	-
Lundar	22	-	-	18	-	-	4	-
MacGregor	26	-	12	13	-	1	-	-
Mafeking	16	-	-	-	-	10	6	-
Mallard	14	-	-	-	-	12	2	-
Manigotogan	7	-	-	-	-	7	-	-

HOUSING UNITS BY COMMUNITY
(AS AT MARCH 31, 1985)

COMMUNITY	TOTAL	PUBLIC HOUSING		PRIVATELY-OWNED ELDERLY & INFIRM PERSONS HOUSING		RURAL AND NORTHERN (SECTION 40)		MAN. HSNG. NON-PROFIT
		FAMILY AND SPECIAL NEEDS	ELDERLY	UNITS LICENSED	LICENSED UNITS RECEIVING RENT SUPPLEMENT	MAN. HOUSING FAMILY	MAN. HOUSING ELDERLY	L.D. & 56.1
Manitou	34	17	-	17	-	-	-	-
McAuley	4	-	-	-	-	-	4	-
McCreary	16	1	12	-	-	3	-	-
Melita	58	8	-	50	-	-	-	-
Miami	18	-	-	18	2	-	-	-
Middlebro	8	-	-	-	-	4	4	-
Miniota	15	-	-	12	10	3	-	-
Minitonas	30	12	18	-	-	-	-	-
Minnedosa	87	7	56	24	-	-	-	-
Mitchell	1	-	-	-	-	1	-	-
Moosehorn	12	-	-	-	-	-	12	-
Moose Lake	24	-	-	-	-	20	4	-
Morden	115	25	24	58	-	-	-	8
Morris	54	16	14	23	-	1	-	-
Neepawa	190	15	106	69	-	-	-	-
Nelson House	9	-	-	-	-	9	-	-
New Bothwell	1	-	-	-	-	1	-	-
Newdale	14	-	-	14	4	-	-	-
Niverville	19	-	15	-	-	4	-	-
Norway House	23	-	-	-	-	19	4	-
Notre Dame de Lourdes	14	-	12	-	-	2	-	-
Oakburn	5	-	-	-	-	1	4	-
Oak Lake	16	-	12	-	-	-	4	-
Oak Point	6	-	-	-	-	-	6	-
Oakville	10	-	-	-	-	-	10	-
Ochre River	16	-	12	-	-	4	-	-
Onanole	10	-	-	-	-	2	8	-
Pelican Rapids	11	-	-	-	-	11	-	-
Pilot Mound	52	8	-	44	-	-	-	-
Pikwitonei	9	-	-	-	-	9	-	-
Pine Dock	5	-	-	-	-	5	-	-
Pine Falls	18	-	-	18	-	-	-	-
Pine River	20	-	-	-	-	10	10	-

HOUSING UNITS BY COMMUNITY
(AS AT MARCH 31, 1985)

COMMUNITY	TOTAL	PUBLIC HOUSING		PRIVATELY-OWNED ELDERLY & INFIRM PERSONS HOUSING		RURAL AND NORTHERN (SECTION 40)		MAN. HSNG. NON-PROFIT
		FAMILY AND SPECIAL NEEDS	ELDERLY	UNITS LICENSED	LICENSED UNITS RECEIVING RENT SUPPLEMENT	MAN. HOUSING FAMILY	MAN. HOUSING ELDERLY	L.D. & 56.1
Piney	13	-	-	-	-	3	10	-
Plum Coulee	18	-	18	-	-	-	-	-
Poplarfield	8	-	-	-	-	-	8	-
Portage la Prairie	457	121	135	113	-	-	-	88
Powerview	7	7	-	-	-	-	-	-
Prawda	2	-	-	-	-	-	2	-
Princess Harbour	2	-	-	-	-	2	-	-
Rapid City	10	-	10	-	-	-	-	-
Rathwell	10	-	-	10	-	-	-	-
Reston	20	-	-	20	-	-	-	-
Richer	6	-	-	-	-	-	6	-
Riding Mountain	1	-	-	-	-	1	-	-
Rivers	34	12	12	10	-	-	-	-
Riverton	47	9	24	-	-	14	-	-
Roblin	105	30	21	47	-	7	-	-
Rosenfeld	14	-	-	14	-	-	-	-
Rossburn	17	-	14	-	-	3	-	-
Rorketon	8	-	-	-	-	-	8	-
Russell	71	19	40	12	-	-	-	-
St. Claude	22	4	-	12	-	-	6	-
St. George	15	-	15	-	-	-	-	-
St. Jean Baptiste	12	-	-	12	-	-	-	-
St. Laurent	54	34	20	-	-	-	-	-
St. Lazare	27	15	12	-	-	-	-	-
St. Leon	5	-	-	-	-	1	4	-
St. Malo	16	-	-	16	-	-	-	-
St. Pierre	39	9	-	30	-	-	-	-
Ste. Agathe	12	-	12	-	-	-	-	-

HOUSING UNITS BY COMMUNITY
(AS AT MARCH 31, 1985)

COMMUNITY	TOTAL	PUBLIC HOUSING		PRIVATELY-OWNED ELDERLY & INFIRM PERSONS HOUSING		RURAL AND NORTHERN (SECTION 40)		MAN. HSNG. NON-PROFIT
		FAMILY AND SPECIAL NEEDS	ELDERLY	UNITS LICENSED	LICENSED UNITS RECEIVING RENT SUPPLEMENT	MAN. HOUSING FAMILY	MAN. HOUSING ELDERLY	L.D. & 56.1
Ste. Anne	59	4	-	55	32	-	-	-
Ste. Rose Du Lac	60	6	29	-	-	1	24	-
Sandy Lake	13	-	-	-	-	1	12	-
Selkirk	422	192	139	35	-	-	-	56
Seymourville	5	-	-	-	-	5	-	-
Sherridon/ Cold Lake	10	-	-	-	-	10	-	-
Shoal Lake	18	-	-	18	-	-	-	-
Somerset	37	7	-	30	-	-	-	-
Souris	46	7	16	11	-	-	12	-
South Indian Lake	1	-	-	-	-	1	-	-
S. Junction	7	-	-	-	-	5	2	-
Sprague	20	-	-	-	-	8	12	-
Starbuck	8	-	-	8	-	-	-	-
Steinbach	156	20	-	136	2	-	-	-
Stonewall	44	6	28	10	-	-	-	-
Stony Mt.	12	-	-	-	-	-	12	-
Strathclair	12	-	-	12	-	-	-	-
Swan Lake	13	-	-	12	4	1	-	-
Swan River	144	45	80	-	-	-	-	19
Teulon	55	-	18	25	-	12	-	-
The Pas Settlements	329	150	78	-	-	83	18	-
Thompson	54	54	-	-	-	-	-	-
Thicket Portage	19	-	-	-	-	19	-	-
Tolstoi	1	-	-	-	-	1	-	-
Treherne	19	-	-	14	-	1	4	-
Vassar	14	-	-	-	-	6	8	-
Victoria Beach	1	-	-	-	-	1	-	-
Virden	59	15	-	44	-	-	-	-
Vista	1	-	-	-	-	1	-	-

HOUSING UNITS BY COMMUNITY
(AS AT MARCH 31, 1985)

COMMUNITY	TOTAL	PUBLIC HOUSING		PRIVATELY-OWNED ELDERLY & INFIRM PERSONS HOUSING		RURAL AND NORTHERN (SECTION 40)		MAN. HSNG. NON-PROFIT
		FAMILY AND SPECIAL NEEDS	ELDERLY	UNITS LICENSED	LICENSED UNITS RECEIVING RENT SUPPLEMENT	MAN. HOUSING FAMILY	MAN. HOUSING ELDERLY	L.D. & 56.1
Vita	22	-	20	-	-	2	-	-
Wabowden	48	-	-	-	-	44	4	-
Wanless	7	-	-	-	-	5	2	-
Waskada	6	-	-	-	-	-	6	-
Waterhen (Skownan)	2	-	-	-	-	-	2	-
Wawanesa	12	-	-	12	-	-	-	-
Wellwood	1	-	-	-	-	1	-	-
Whitemouth	13	-	12	-	-	1	-	-
Whytewold	1	-	-	-	-	1	-	-
Winkler	164	37	12	115	27	-	-	-
Wpg. Beach	12	-	12	-	-	-	-	-
Winnipegosis	44	16	-	13	-	3	12	-
Woodlands	24	-	-	24	17	-	-	-
Woodridge	11	-	-	-	-	3	8	-
RURAL TOTAL	7,740	2,077	2,253	1,995	146	702	472	241
WINNIPEG	13,386	3,895	4,814	3,882	406	-	-	795
TOTAL	21,126	5,972	7,067	5,877	552	702	472	1,036

OFFICE OF THE RENTALSMAN

The Rentalsman is concerned with residential tenancies in Manitoba, and is involved in:

- administering the Landlord and Tenant Act;
- providing an information and education program for landlords and tenants;
- resolving problems, except rent increase disputes, between landlords and tenants;
- mediating or arbitrating all security deposit disputes;
- preparing legislative amendments for submission to Cabinet.

1984/85 saw continued demand for the services of the Rentalsman by Manitoba landlords and tenants. Cash flow through the Rentalsman's Trust Account was approximately $1,500,000.00.

The Brandon office continues to serve landlords and tenants in the surrounding areas. Its staff consists of a Deputy Rentalsman, a Rentalsman Officer, and one secretary.

Landlords and tenants outside the boundaries of Winnipeg and Brandon appear to be more aware of services provided by the Office of Rentalsman and more enquiries are being received from these sources. The Rentalsman hopes to expand contact with the residents of communities outside of these major centers.

OFFICE OF THE RENTALSMAN

ACTIVITY SUMMARY

SUMMARY	1983/84 Fiscal Year	1984/85 Fiscal Yr.
+ New Registered	5,539	5,329
- Closed Record Only	771	301
= Net for Action	4,768	5,028
+ Carry Over (from previous month)	2,195	1,305
= Total for action	6,963	6,333
- Closed*	5,594	4,942
= New Carry Over	1,305	1,391

ORIGIN OF COMPLAINTS

# of complaints from Wpg. & Brandon	4,662	4,493
# of complaints from outside cities	1,177	836

PERSONAL ACTIVITIES

Incoming telephone calls (includes calls referred to other agencies)	84,000	92,334
Office handled calls	62,974	69,933
Switchboard handled calls	20,133	21,695
Toll-free telephone calls (included in total)	3,979	5,627
Interviews	9,356	8,745
Personal visits and inspections	929	1,079

MONIES

# of cash settlements	344	334
dollars	$ 69,239.77	$ 80,058.61
# of adjustments	1,498	879
dollars	$811,116.71	$411,901.42
# of arbitrations	1,699	1,438**
dollars	$243,152.04	$208,538.25

* Does not include "record only". (See page 36)
** Includes cases settled via arbitration, mediation, Sec.87 (5) and Sec.87 (1.4).

ANALYSIS OF COMPLAINTS

	1983/84 Fiscal Year	1984/85 Fiscal Yr.
Security deposits	1,855	1,812
Repairs	863	898
Notice	481	777
Landlord non-payment of utilities	357	435
Miscellaneous	381	280
Landlord assistance	670	265
Tenancy agreement	204	215
Noise	210	182
Abandonment	181	162
Hearings Sec. 87 (Security Deposits)	83**	100*
Rent increases	116	65
Hearings Sec. 103.9 (Tenant's right to continued occupancy)	41**	46*
Rental arrears	57	44
Privacy	40	42
Lockout and locking systems	34	42
Damage by tenant	23	34
Subletting	16	23
Distraint (1.)	22	19
Hearings Sec. 103(4) (Statutory renewal of tenancy agreement)	6**	10*
Attornment (2.)	11	6
Rentalsman's Report to Court of Queen's Bench	4	6
Condominiums	3	4
Hearings Miscellaneous	8**	4*
Retaliatory notice	3	3
Punitive rent increases	2	3
Hearings Sec. 120 (Entirely landlord/tenant dispute)	4**	3*
Discrimination	--	1
Property inspection by authority	1	1
TOTAL	5,539	5,329

* Of a total of 163 hearings held, 153 concern previously opened files.
** Of a total of 142 hearings held, 137 concern previously opened files.

The "Total" figure includes only those hearings which were not held on previously opened files.
(1.) Distraint: to seize goods by way of distress.
(2.) Attornment: the right of a person who has interest in property to intercept rent normally made by tenants to the registered owners of the property.

FILES CLOSED

	1983/84 Fiscal Year	1984/85 Fiscal Yr.
Arbitration	1,160	809
Mediation	135	189
Settled satisfactorily (Sec.87 (5)) (declaration of inability to resolve dispute)	366	317
Settled satisfactorily	1,438	1,955
Unjustified	58	36
Unsettled	336	233
Record only	771	301
Small Claims Court	9	7
Legal Action	76	60
Settled satisfactorily via 87 (1.4)	174	123
Cash settlements	344	334
Dollar adjustments	1,498	879

SPEAKING ENGAGEMENTS

	1983/84		1984/85	
	Talks	People	Talks	People
Schools, Universities, Colleges				
- Winnipeg	13	327	8	133
- Outside Winnipeg	5	126	3	67
Tenant Groups	18	289	21	327
Business/Government Groups	6	241	13	212
Media Participation	10	N/A	1	N/A
TOTAL	52	983	46	739

RENT REGULATION BUREAU

The Residential Rent Regulation Act became law August 1, 1982 and was retroactive to January 1 of that year. The Act establishes the Rent Regulation Bureau, which administers the Act and regulates rent increases by empowering the government, through Cabinet, to set annual rent increase guidelines.

The Act and Regulations outline the procedure by which a landlord of residential properties may apply for a rent increase higher than the guideline, and provides the means by which tenants may object to any rent increase.

The main responsibilities and functions of the Rent Regulation Bureau are as follows:

- receiving and reviewing landlords' applications for rent increases above the guideline;
- receiving and reviewing tenants' objections to any rent increases;
- recommending allowable rent increases based on landlords' applications and tenants' objections;
- investigating non-compliance with the legislation;
- proceeding with cases of non-compliance before rent appeal panels;
- disseminating information about the program to the public; and
- monitoring and compiling information respecting rent increases, rent levels and any other residential rental property-related matters.

The guideline for 1984 was set at 6%. A decline in the overall rate of inflation together with the concurrent decrease in operating expenses related to rental properties resulted in fewer than expected applications for increases above the guideline. However, there was a corresponding increase in other activities which the Rent Regulation Bureau has classified as voluntary compliance. This activity involves investigating a complaint of an improper rent increase and verifying the alleged non-compliance, reviewing this matter with the landlord as it pertains to the suites in the building and, if warranted, obtaining from the landlord rebates for those tenants who have paid excess rents. As a result of this process, the property is brought into compliance with the Act and Regulations.

These efforts have proven to be a growing part of the daily workload. They provide an educational process for the landlord who is not aware of the legislation, and enhance the regulatory function for the Bureau without the need for mandatory enforcement under the provisions of the legislation.

It is difficult to provide meaningful statistics or quantify the Bureau's efforts for all such cases, as they individually vary from a simple telephone call that may resolve the issue, to a more complex non-compliance matter that may require many meetings and detailed investigation. During the 1984/85 fiscal year, the Bureau received complaints related to potential non-compliance with the legislation in respect to almost 1,000 rental units or 1% of the rental market.

In general, the Rent Regulation Bureau has experienced a growing co-operation with both landlords and tenants and has attempted to increase awareness of the legislation by providing information services to the public and housing industry through speaking engagements and meetings.

RENT REGULATION BUREAU

ACTIVITY SUMMARY

APPLICATIONS BY LANDLORDS FOR INCREASES ABOVE GUIDELINE	1983/84	1984/85
Carried forward from previous year	7,334	4,336
Received - Winnipeg	9,717	8,415
- Brandon	N/A	495
- Outside of Winnipeg	314*	128
TOTAL	17,365	13,374
Applications withdrawn	2,102	288
Determined	10,927	8,655
ACTIVE	4,336	4,431

OBJECTIONS BY TENANTS TO INCREASES LESS THAN OR EQUAL TO THE GUIDELINE		
Carried foward from previous year	159	182
Received	308	216
TOTAL	467	398
Objections withdrawn	97	94
Determined	188	166
ACTIVE	182	138

COMPLIANCE		
Received	1,703	1,378
Resolved	1,664	1,346
BALANCE	39	32
Referred to Rent Appeal Panel	39	32
ACTIVE	-	-

* Includes Brandon applications

RENT APPEALS BRANCH

The appeal procedure for landlords and tenants was established by the Residential Rent Regulation Act, which came into force August 1, 1982. At that time, the Rent Appeals Branch was established. Appeal Panel members are appointed by Order-in-Council and panels are struck by the Coordinator of Appeals.

The Rent Appeals Branch provides various services to the public. The primary services are:

1) To hear appeals from landlords and tenants of recommendations issued by the Rent Regulation Bureau.

2) To refer to a panel properly documented applications for exemption, based on major rehabilitation. (The Act provides exemptions from rent controls over a period of time not exceeding 5 years where a panel finds such exemption is warranted).

3) To receive applications from the Rent Regulation Bureau for Compliance hearings. Section 29 (2) of the Residential Rent Regulation Act provides that where the Director of the Rent Regulation Bureau has reasonable and probable grounds to believe that a landlord has collected or attempted to collect a rent in excess of the increase in rent permitted, he may apply for an order to the Coordinator of Appeals for a roll-back of the rent. Such orders are issued by a panel convened by the Coordinator of Appeals.

The need for night hearings continued to escalate. As well, the Branch continued to supply information letters to the public, informing them of the procedures of the Appeal Hearings and sections of the Act relevant to the hearings.

RENT APPEALS BRANCH

ACTIVITY SUMMARY

APPEALS	1983/84	1984/85
Landlord initiated	1,730	1,368
Tenant initiated	810	686
Carried forward	1,712	623
TOTAL	4,252	2,677
HEARINGS		
Number of hearings	381	220
Number of units involved	4,686	3,216
Compliance	6	3
DECISIONS		
Recommendation upheld	42.6%	31.6%
Recommendation varied	57.4%	68.4%
APPLICATIONS FOR REHABILITATION		
Approved	162	102
Rejected	10	60
TOTAL	172	162
APPLICATIONS FOR EXEMPTION		
Approved	82	127
Rejected	42	4
Pending	-	-
TOTAL	124	131

COMMUNICATIONS

The Communications Branch is responsible for informing the public of Manitoba Housing programs and policies. It accomplishes this by planning and carrying out various communications strategies, including advertising, signage, exhibits, and media contacts.

Contact was maintained throughout the year with print and electronic news reporters from both local and national outlets. Regular assistance to management in dealing effectively with reporters culminated in a full-day media training seminar.

A province-wide campaign was initiated to inform landlords and tenants of the annual rent increase guideline. A revised TV commercial, newspaper ads, and direct mail were used as vehicles to convey the message.

More than 10,000 copies were printed of a brochure which summarizes The Landlord and Tenant Act. Called "Questions and Answers", the brochure was distributed on request to landlords, tenants and educators.

The Communications Branch oversaw the design and construction of a new mobile display to promote departmental programs. First used at the annual Home Expressions Show in Winnipeg, the display was complemented by an accompanying audio-visual presentation, also prepared during the fiscal year under review.

Numerous speeches were written for public appearances made by the Minister and senior managers. As well, Communications assumed responsibility for official openings for MHRC projects. Staff conducted approximately 20 such openings in 1984-85.

PERSONNEL ADMINISTRATION

On March 31, 1985, Housing employed 229 people. Salary costs in 1984/85 were $6.5 million.

In 1984/85, Housing provided work experience for two high school students.

In the summer of 1984, Housing employed twelve students through the Student Temporary Employment Program (S.T.E.P.) in a variety of career related projects. Employment for another sixteen students was also provided through the department's budgeted funds.

A Joint Affirmative Action Committee comprised of a Co-ordinator and three union members and three management members was established.

THE DEPARTMENT OF HOUSING

SUMMARY STATEMENT OF REVENUE AND EXPENDITURE

FOR THE YEAR ENDED MARCH 31, 1985

(with comparative figures for March 31, 1984)

($000's)

	1985	1984
REVENUE:		
Manitoba Hydro	$ 22.8	$
Permits and Licences		11.7
Property Administration	1,615.5	
Sundry	18.4	11.0
Total Revenue	$ 1,656.7	$ 22.7
EXPENDITURE:		
General Administration	$ 3,653.9	$ 4,185.2
Property Management and Landlord and Tenant Affairs	2,688.5	2,877.5
Program Delivery	9,508.6	7,468.7
Transfer Payments to The Manitoba Housing and Renewal Corporation	21,314.2	19,306.8
Total	$37,165.2	$33,838.2
Expenditures Related To Capital Assets:		
Capital Grants	$ 1,850.9	$ 2,534.8
Canada-Manitoba-Winnipeg Core Area Agreements	801.6	1,050.2
Less: Recoverable from Urban Affairs	(801.6)	(1,050.2)
Total	1,850.9	2,534.8
TOTAL EXPENDITURE	$39,016.1	$36,373.0

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1985

	Actual ($)	Estimate ($)	Variance ($)	Notes
A. GENERAL ADMINISTRATION				
1) Minister's Salary	18,111	19,600	(1,489)	
2) Executive Support				
a) Salaries	190,472	183,900	6,572	
b) Other Expenditure	43,664	45,000	(1,336)	
3) Research and Planning				
a) Salaries	227,970	358,500	(130,530)	1.
b) Other Expenditures	61,835	80,700	(18,865)	2.
4) Communications				
a) Salaries	75,655	60,900	14,755	3.
b) Other Expenditures	136,296	104,000	32,296	4.
5) Support Services				
a) Salaries	1,256,767	1,256,000	767	
b) Other Expenditures	1,643,090	1,687,000	(43,910)	
TOTAL	3,653,860	3,795,600	(141,740)	
B. PROPERTY MANAGEMENT AND LANDLORD AND TENANT AFFAIRS				
1) Administrative Costs				
a) Salaries	2,298,113	2,670,200	(372,087)	5.
b) Other Expenditures	390,297	441,110	(50,703)	
TOTAL	2,688,410	3,111,310	(422,790)	

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1985

		Actual ($)	Estimate ($)	Variance ($)	Notes
C.	**PROGRAM DELIVERY**				
1)	Administrative Costs				
	a) Salaries	2,498,002	2,494,500	3,502	
	b) Other Expenditures	1,619,338	2,098,700	(479,362)	6.
	c) Less: Recoverable from Interest Rate Relief Program	(96,816)	(213,900)	117,084	7.
2)	Grants and Subsidies	5,418,781	5,197,500	221,281	
3)	Other Grants				
	a) Pensioner Tenant School Tax Assistance Program	1,665,286	2,000,000	(334,714)	8.
	b) Less: Recoverable from Finance	(1,595,755)	(2,000,000)	404,245	and 9.
4)	Homeowner Relief				
	a) Homeowners Relief Program	251,572	258,100	(6,528)	
	b) Less: Recoverable from Interest Rate Relief Program	(251,772)	(258,100)	6,328	
	TOTAL	9,508,636	9,576,800	(68,164)	
D.	**TRANSFER PAYMENTS TO THE MANITOBA HOUSING AND RENEWAL CORPORATION**	21,314,223	23,813,900	2,499,677	10.

THE DEPARTMENT OF HOUSING

EXPENDITURE SUMMARY BY APPROPRIATION

YEAR ENDED MARCH 31, 1985

	Actual ($)	Estimate ($)	Variance ($)	Notes
E. EXPENDITURES RELATED TO CAPITAL ASSETS				
1) Capital Grants				
a) Winnipeg Housing Rehabilitation Program	172,500	172,500		
b) Critical Home Repair Program	1,678,360	3,000,000	1,321,640	11.
TOTAL	1,850,860	3,172,500	1,321,640	
2) Canada Manitoba Winnipeg Core Area Agreement				
a) Core Area Homeownership Program	285,000	440,000	(155,000)	
b) Logan Redevelopment Program	516,625	384,000	132,625	
c) Less: Recoverable from Urban Affairs	(801,625)	(824,000)	22,375	
TOTAL	-	-	-	
TOTAL NET EXPENDITURES	39,016,099	43,470,110	4,454,011	

NOTES

FOR EXPENDITURE BY APPROPRIATION SUMMARY

YEAR ENDED MARCH 31, 1985

($000's)

1. The variance reflects a transfer of two positions to the Program Delivery Division ($77.7) and unused salary funds from a vacant position for the full fiscal year ($42.0).

2. Reflects the reduced operating costs associated with two positions transferred to the Program Delivery Division and less need for outside professional services.

3. Variance reflects the requirement for overtime and the recruitment of the Communications Assistant.

4. The variance is related to a more concentrated effort to promote new housing programs by the newly created Communications Branch through advertising and public relations.

5. Included in the salary estimates for the Property Management Division were five positions ($164.0) that were subsequently transferred to the Program Delivery, Inspections Branch as a result of a reorganization within the Housing Department, and unused salary funds from vacant positions ($222.2).

6. Reflects lower agency and servicing fees ($507.0) charged by authorized lending agencies for delivering and providing mortgage administration under the Homes in Manitoba Program. An increase in the inspection activity required for new housing programs resulted in higher operating costs ($112.6) for the Inspections Branch. The variance was further increased by the reduced adminstrative costs associated with a reduction in program activity for the Mortgage Interest Rate Relief Program.

7. The variance relates to a drop in program activity as a result of lower interest rates for mortgages under the Mortgage Interest Rate Relief Program.

8. & 9. The variance reflects a lower program take up than was anticipated for targeted populations under the Pensioner Tenant School Tax Assistance Program.

NOTES

FOR EXPENDITURE BY APPROPRIATION SUMMARY

YEAR ENDED MARCH 31, 1985

($000's)

10. The variance for transfer payments made to The Manitoba Housing and Renewal Corporation is comprised of the following:

    a) lower operating costs and higher revenues than anticipated for operating subsidies on housing programs and the deferral of two new projects to the 1985-86 fiscal year totalled $1,156.0.

    b) a variance of $199.6 was attributed to a lower than anticipated take up in program activity and the estimated forgiveness earned by low income families under the Critical Home Repair Program included forgiveness on new loans disbursed in the current fiscal year. Forgiveness is not earned until one year following the interest adjustment date of the loan.

    c) delay in the completion of projects under the Core Area Infill Housing Program and the Buy and Renovate Program prevented anticipated market value adjustments totalling $376.6.

    d) lower borrowing rates and the delay for capital advance requests by the authorized lending agencies under the Homes In Manitoba Programs attribute to a variance of $767.4 for interest not recovered.

11. The variance relates to a planned client take up of 3,000 compared to an actual of 2,100 and a decrease in the average grant paid under the pensioner component of the Critical Home Repair Program.

Manitoba

THE MANITOBA HOUSING AND RENEWAL CORPORATION

REPORT OF THE PROVINCIAL AUDITOR'S OFFICE

We have examined the balance sheet of The Manitoba Housing and Renewal Corporation as at March 31, 1985, and the statements of operations, reserves and changes in financial position for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances.

In our opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1985, and the results of its operations and the changes in its financial position for the year then ended, in accordance with the accounting principles described in note 2 to the financial statements applied, after giving retroactive effect to the change in the amortization of renewal schemes and to the change in providing allocations to the Sinking Fund Reserve as described in note 3, on a basis consistent with that of the preceding year.

F. H. Jackson, C.A.,
Provincial Auditor.

January 6, 1986,
Winnipeg, Manitoba.

THE MANITOBA HOUSING AND RENEWAL CORPORATION BALANCE SHEET

MARCH 31, 1985
(with comparative figures for 1984)

A S S E T S

	1985	1984
Current assets:		
Cash on deposit with the Minister of Finance and in bank	$ 4,023,302	$ 4,571,526
Accounts receivable and accruals (note 4)	8,687,205	6,298,684
Deferred operating subsidies (note 2a)	182,770	279,855
	12,893,277	11,150,065
Loans and mortgages receivable (note 5)	78,402,473	49,391,492
Housing projects (note 6)	280,485,934	272,943,289
Housing investment (note 7)	10,530,140	9,196,016
Land inventory (note 8)	47,406,790	43,561,277
Renewal schemes (note 9)	311,842	408,606
Corporate fixed assets (note 10)	688,583	967,940
Deferred financing costs (note 12)	83,602	115,592
	$430,802,641	$387,734,277

LIABILITIES

Current liabilities:		
Accounts payable, holdbacks and accruals (note 2a)	$ 13,723,673	$ 11,068,195
Long-term land lease and rental subsidies received in advance (note 11)	224,673	228,163
Long-term debt (note 12)	405,047,545	365,969,608
Reserves	11,806,750	10,468,311
	$430,802,641	$387,734,277

Approved on behalf of the Board:

_____ Director

_____ Director

(see accompanying notes)

MANITOBA HOUSING AND RENEWAL CORPORATION - YEAR ENDED MARCH 31, 1985

STATEMENT OF OPERATIONS

	1985	1984
Revenue:		
Grants from the Government of the Province of Manitoba (note 14)	$22,014,223	$38,186,013
Interest from sinking fund and funds held by the Minister of Finance	1,168,799	958,801
Other	15,328	110,189
	23,198,350	39,255,003
Expenditure: (note 18)		
Interest on demand notes	10,755,317	5,134,067
Less:		
Interest applied to construction of housing projects, land inventory and operating subsidies	(3,936,893)	(2,376,171)
Interest earned on mortgages under the Homes in Manitoba Program	(6,120,855)	(2,729,484)
Interest on demand notes not applied or recovered	697,569	28,412
Corporation's share of operating subsidies on housing programs (note 2a)	19,477,460	19,396,145
Critical Home Repair Program:		
Grants		2,362,312
Loan forgiveness (note 2b)	413,486	215,518
Core Area Initiatives Home Repair Program		113,180
Community Improvement Program		385,760
Neighborhood Improvement Program		323,077
Winnipeg Core Area Improvement Program		196,463
Core Area Initiatives Grant for Homeowners - Winnipeg		805,000
The Elderly and Infirm Person's Housing Act		185,165
Non-profit housing corporations		1,127,439
North Logan Municipal Services		245,211
Winnipeg Housing Rehabilitation Corporation		192,500
Shelter Allowance for Elderly Renters		2,942,679
Shelter Allowance for Family Renters		1,246,282
Mortgage Interest Rate Relief Program		936,901
Pensioner Tenants School Tax Assistance		1,084,970
Administrative, per schedule	184,448	5,321,395
Provision for loss on land (note 8)	703,200	2,098,300
Net loss on housing projects and land sales	288,397	549,730
Amortization of renewal schemes	95,351	142,426
	21,859,911	39,898,865
Excess of revenue over (under) expenditure, transferred to General Reserve	$ 1,338,439	$ (643,862)

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION - YEAR ENDED MARCH 31, 1985

STATEMENT OF RESERVES

	1985	1984
Renewal Scheme Development Reserve:		
Balance at beginning of year	$ 2,372,481	$ 2,244,233
Less - adjustment to reflect change in accounting policy (note 3)	128,248	-
Balance as restated	2,244,233	2,244,233
Less - transfer to General Reserve	2,244,233	-
Balance at end of year	-	2,244,233
Sinking Fund Reserve: (note 13)		
Balance at beginning of year	8,185,248	7,109,640
Add - transfer from General Reserve	1,479,651	1,075,608
Balance at end of year	9,664,899	8,185,248
General Reserve:		
Balance at beginning of year	2,283,063	4,002,533
Less - adjustment to reflect change in accounting policy (note 3)	2,244,233	2,244,233
Balance as restated	38,830	1,758,300
Add - excess of revenue over (under) expenditure	1,338,439	(643,862)
- transfer from Renewal Scheme Development Reserve	2,244,233	-
	3,621,502	1,114,438
Less - net transfer to Sinking Fund Reserve	1,479,651	1,075,608
Balance at end of year	2,141,851	38,830
Total Reserves	$11,806,750	$10,468,311

(see accompanying notes)

THE MANITOBA HOUSING AND RENEWAL CORPORATION - YEAR ENDED MARCH 31, 1985

STATEMENT OF CHANGES IN FINANCIAL POSITION

	1985	1984
Sources of working capital:		
Excess of revenue over (under) expenditure	$ 1,338,439	$ (643,862)
Add (deduct) items not affecting working capital:		
Provision for loss on land	703,200	2,098,300
Loan forgiveness - Critical Home Repair Program	413,486	215,518
Depreciation of housing projects	1,092,038	806,198
Depreciation of housing investments	339,893	583,684
Depreciation of corporate fixed assets	286,794	258,874
Amortization of renewal schemes	95,351	142,426
Amortization of Rural and Northern Housing Program mortgages	267,204	230,064
Amortization of deferred financing costs	31,990	31,990
Amortization of long-term land lease and rental subsidies received in advance	(3,490)	(3,343)
Funds provided from operations	4,564,905	3,719,849
Advances from the Government of the Province of Manitoba	48,183,478	56,418,226
Advances from Canada Mortgage and Housing Corporation	2,726,185	2,713,673
Proceeds from land sales	1,672,737	3,352,864
Principal recoveries from loans and mortgages	4,223,882	2,988,424
Renewal scheme recoveries, net	1,413	19,873
	61,372,600	69,212,909
Applications of working capital:		
Expenditures on housing projects	11,360,868	15,517,350
Expenditures on land inventory	6,221,450	5,615,783
Additional housing investment	1,674,017	871,563
New loans and mortgages	33,915,553	43,776,702
Long-term debt principal repayments:		
Government of the Province of Manitoba	4,855,225	370,115
Canada Mortgage and Housing Corporation	2,740,496	2,700,358
Mortgages	30,169	28,316
Acquisition of corporate fixed assets	7,437	117,489
Contribution to sinking fund	1,479,651	1,075,608
	62,284,866	70,073,284
Decrease in working capital	912,266	860,375
Working capital, beginning of year	81,870	942,245
Working capital (deficiency), end of year	$ (830,396)	$ 81,870

THE MANITOBA HOUSING AND RENEWAL CORPORATION - YEAR ENDED MARCH 31, 1985

SCHEDULE OF ADMINISTRATIVE EXPENDITURES

	1985	1984
Advertising and exhibits		$ 46,383
Automotive and travel		288,463
Board of Directors		38,710
Computer services		963,537
Depreciation - office furnishings and automotive equipment	85,787	70,032
- office premises	98,661	96,084
Employer's share of employee benefits		187,973
Health and post-secondary education tax levy		81,065
Equipment operation and rentals		15,860
Memberships, conferences and publications		38,970
Office accommodations and renovations		304,304
Postage and telephone		193,940
Printing and stationery		162,836
Professional fees		480,614
Salaries		4,379,848
Sundry		64,957
	184,448	7,413,576
Less - administrative expenditures applied to construction and housing program operating subsidies		1,721,324
- recoveries related to programs administered for Government departments and agencies:		
Mortgage Interest Rate Relief Program		163,034
Home Insulation Loan Program		31,500
Residential Rehabilitation Assistance Program		176,323
		2,092,181
Administrative expenditures, net	$184,448	$5,321,395

THE MANITOBA HOUSING AND RENEWAL CORPORATION

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 1985

1. Nature of the Corporation

The Manitoba Housing and Renewal Corporation (MHRC) was established as a crown corporation by The Housing and Renewal Corporation Act on June 21, 1967. The objective of the Corporation is to improve standards of living accommodation in the Province of Manitoba and to assist residents to obtain living accommodation of reasonable standards.

Effective April 1, 1984, there was a significant shift in program responsibility from MHRC to the Department of Housing, Province of Manitoba, as described in note 18.

The Corporation is economically dependent on the Government of the Province of Manitoba.

2. Significant accounting policies

a) The Corporation's financial statements are prepared using the accrual basis of accounting except for the Corporation's share of operating subsidies on housing programs, foreign exchange losses on long-term debt denominated in U.S. funds, and discounts on sinking fund investments which are accounted for as follows:

i) Corporation's share of operating subsidies on housing programs:
Net expenditures for operating subsidies for various housing programs are charged to operations on a calendar year basis. Any payments issued or cash collections received between January 1 and March 31 each fiscal year are reflected as deferred operating subsidies to be applied to subsequent year's operations. The deferred operating subsidies account does not include charges for this three month period for major subsidy elements such as property taxes, interest on long-term debt, depreciation, and CMHC's share of aggregate subsidies.

ii) Foreign exchange losses on long-term debt:
Long-term advances from the Government of the Province of Manitoba which are repayable in U.S. currency have been recorded at the exchange rate in effect at time of the receipt of the funds and have not been adjusted to reflect the exchange rate in effect at the balance sheet date.

2. Significant accounting policies (cont'd)

iii) Discounts on sinking fund investments:
Sinking fund investments are recorded at cost. Discounts obtained at the time of acquisition are taken into income on maturity of the related investment.

b) Loan forgiveness under the Critical Home Repair Program is approved in accordance with the terms of the loan agreement and charged to operations in the year that the forgiveness is allowed.

c) The Corporation participates in a CMHC administered program for non-profit housing corporations. Payments are issued as forgiveable loans which are reflected as loans and mortgages receivable. During the year forgiveable loans in the amount of $1,684,136 were issued. The forgiveness conditions require that the project operate under CMHC guidelines throughout the term of the related operating agreement. Loan forgiveness is earned by the non-profit corporations in equal annual amounts over the period of the related operating agreements and is recognized as an operating expenditure on the annual anniversary date of each operating agreement. During the year there was no forgiveness earned by the recipient corporations.

d) Depreciation and amortization are described in subsequent notes as follows:

Housing projects	- note 6
Housing investments	- note 7
Renewal schemes	- note 9
Corporate fixed assets	- note 10

3. Change in accounting policies

Effective April 1, 1984, the Corporation changed two significant accounting policies. Both changes have been applied retroactively and prior year comparative figures restated to reflect the changes.

a) Amortization of renewal scheme projects:
Previously, annual amortization was reflected as a transfer from the General Reserve to the Renewal Scheme Development Reserve. Annual amortization is now charged as an operating expenditure.

As a result, renewal scheme assets have been reduced by $2,372,481, with compensating reductions to the Renewal Scheme Development Reserve of $128,248 and the General Reserve of $2,244,233. Also, the amount previously

(see accompanying notes)

3. Change in accounting policies (cont'd)

previously reflected as a transfer from the General Reserve to the Renewal Scheme Development Reserve is now reflected as an operating expenditure and as a result, the excess of expenditure over revenue for 1984 has been increased by $142,426.

The excess of revenue over expenditure for 1985 has been reduced by $95,351 as a result of this change, and the balance in the Renewal Scheme Development Reserve has been transferred back to the General Reserve.

b) Allocations for Sinking Fund Reserve:
Previously, annual allocations for the Sinking Fund Reserve were recorded as an operating expenditure. The Sinking Fund Reserve is continuing but now with annual allocations reflected as transfers from the General Reserve. As a result, the excess of expenditure over revenue for 1984 has been reduced by $1,237,908, and the excess of revenue over expenditure for 1985 has been increased by $1,576,451.

4. Accounts receivable and accruals

	1985	1984
Canada Mortgage & Housing Corporation	$1,771,239	$3,242,063
Government of the Province of Manitoba and its agencies	4,679,950	1,428,868
Other - net of allowance (1985 - $154,408, 1984 - $114,183)	2,236,016	1,627,753
Accounts receivable and accruals	$8,687,205	$6,298,684

Included in the amount receivable from CMHC is $253,417 with respect to overexpenditures on projects. On December 31, 1985, this balance was approved for funding by CMHC and receipt is anticipated as soon as the Corporation provides CMHC with a satisfactory cost certification and other requested homeowner information.

5. Loans and mortgages receivable

	1985	1984
Rural and Northern Housing Program	$ 7,788,799	$ 7,673,628
Less: Financing provided by CMHC	5,803,951	5,818,510
	1,984,848	1,855,118
Critical Home Repair Program:		
- recoverable loans	1,229,818	1,038,882
- forgiveable loans (note 2b)	1,360,898	1,193,298
The Pas Mobile Home Subdivision mtgs.	289,360	321,613
Homes in Manitoba Program mortgages	69,038,931	42,457,461
Lease/purchase land agreements	2,730,118	2,494,882
Non-profit housing corporations forgiveable loans (note 2c)	1,684,136	
Manitoba RentalStart Program advances	66,217	
Other	18,147	30,238
Loans and mortgages receivable	$78,402,473	$49,391,492

Mortgages under the Homes in Manitoba Program are administered by both outside lending institutions and by MHRC. Those administered by outside lending institutions, amounting to $61,431,518, are insured by CMHC or the Mortgage Insurance Company of Canada. Those administered by MHRC, amounting to $7,607,413, are assessed a fee which is set aside in a fund to provide for any related expenses in the event of default by a mortgagor. The balance in this fund was $92,887 as at March 31, 1985 and is included with accounts payable.

(see accompanying notes)

6. Housing projects

	1985	1984
Rural & Northern Housing Program:		
Completed - for rent	$ 14,759,792	$ 12,535,752
- for sale	5,998,545	6,427,823
Under construction	3,106,467	1,483,953
Upgrading program - deferred capital costs	702,579	1,118,303
	24,567,383	21,565,831
Less: Financing provided by CMHC	17,676,064	15,934,293
	6,891,319	5,631,538
Other urban and rural housing programs:		
Completed	267,242,138	262,001,341
Under construction	6,352,477	5,310,410
	273,594,615	267,311,751
Housing projects	$280,485,934	$272,943,289

Completed housing projects are valued at capitalized cost less depreciation, except for the North Logan project which is valued at the appraised market value of $595,300 as determined between April, 1984 and August, 1984 by the Land Acquisition Branch of the Department of Government Services, Province of Manitoba. This valuation represents the lower of cost or appraised market value.

Projects under construction are valued at capitalized cost which includes direct construction costs, land acquisition, interest, grants in lieu of taxes and an administrative fee charged by the Department of Housing, Province of Manitoba.

The upgrading program relates to rehabilitation costs incurred on rental units and these costs are being depreciated on a straight-line basis over the remaining term of the original mortgage.

6. Housing projects (cont'd)

Under the Rural and Northern Housing Program depreciation is based on the imputed principal repayment equivalent to that of 100% debt financing with CMHC rates. Depreciation under other urban and rural housing programs is based on the actual principal repayment of the related debt.

Depreciation on housing projects is included as an expenditure in the Corporation's share of operating subsidies on housing programs.

7. Housing investment

Housing investment represents joint venture projects under the Rural and Northern Housing Program which are being administered by CMHC. The investment balance represents MHRC's share and is valued at cost less depreciation which is equal to the annual principal repayment of the related debt as determined by CMHC. Depreciation is included as an expenditure in the Corporation's share of operating subsidies on housing programs.

8. Land inventory

	1985		1984	
	COST	ACCUMULATED LOSS PROV.	COST	ACCUMULATED LOSS PROV.
Land under dev.	$ 9,111,219	$6,964,856	$ 8,588,719	$6,456,856
Land held for future dev.	44,958,958	1,574,100	40,909,397	1,378,900
Land leased	1,875,569		1,898,917	
	55,945,746	$8,538,956	51,397,033	$7,835,756
Accumulated loss provision	8,538,956		7,835,756	
Land inventory, net	$47,406,790		$43,561,277	

The current year's provision for loss on land is as follows:

	1985	1984
Land under development	$508,000	$1,892,000
Land held for future development	195,200	206,300
Provision for loss on land	$703,200	$2,098,300

8. Land inventory (cont'd)

Land inventory is valued at capitalized cost less provision for losses on land under development and on expropriated property which is included with land held for future development. Capitalized cost includes aquisition costs, interest, planning and development costs, grants in lieu of taxes where applicable, less revenue derived from use of undeveloped land.

9. Renewal schemes

Renewal schemes are valued at cost less amortization. Amortization is based on the actual principal repayment of the related debt.

10. Corporate fixed assets

	1985			1984
	COST	ACCUMULATED DEPRECIATION	NET	NET
Land	$ 71,900	$	$ 71,900	$ 71,900
Buildings	352,905	69,409	283,496	290,688
Leasehold improvements	375,621	321,472	54,149	142,897
Office furnishings	500,251	334,170	166,081	204,243
Construction equipment	20,607	18,740	1,867	2,334
Automotive equipment	226,643	226,643		44,266
Propane distribution system	738,026	626,936	111,090	211,612
Corp. fixed assets	$2,285,953	$1,597,370	$688,583	$967,940

Corporate fixed assets are valued at cost less depreciation provided on the following bases:

Buildings - straight-line based on a 50 year useful life or if funded by specific long-term debt based on the annual principal repayment of the related debt, amortized over 50 years.

Leasehold improvements - straight-line based on the remaining term of the lease.

Office furnishings and construction equipment - 20% of the undepreciated balance.

Automotive equipment - was transferred to the Department of Government Services, Province of Manitoba on April 1, 1984 and the net book value charged to operations as depreciation.

10. Corporate fixed assets (cont'd)

Propane distribution system - based on the annual principal repayment of debt financing, amortized over 10 years.

Depreciation is reflected as an administrative expenditure or is included as an expenditure in the Corporation's share of operating subsidies on housing programs.

11. Long-term land lease and rental subsidies received in advance

	1985	1984
Long-term land lease prepaid, expiring in 2039	$ 83,974	$ 85,513
Long-term rental subsidies received in advance from sponsors	140,699	142,650
Long-term land lease and rental subsidies	$224,673	$228,163

12. Long-term debt

	1985	1984
Gov't. of the Province of Manitoba:		
Demand notes payable (convertible to long-term advances), at prime interest rates or fixed rates from 10 7/8% to 14 3/4%	$111,644,678	$ 67,901,090
Long-term advances, at rates from 8.28% to 14.50% maturing at various dates to 2029 and requiring annual payments of $7,223,288 towards principal and interest	64,008,204	64,423,539
Canada Mortgage & Housing Corp.:		
Long-term advances - housing and land, at rates from 7% to 11% maturing at various dates to 2030 and requiring annual payments of $22,761,471 towards principal and interest	233,688,395	236,332,100
- renewal schemes, at rates from 6 3/8% to 8 1/4% maturing at various dates to 1989 and requiring annual payments of $113,541 towards principal and interest	311,843	408,634
	409,653,120	369,065,363
Less: Sinking fund on deposit with the Gov't. of the Prov. of Manitoba (note 13)	9,664,899	8,185,248
	399,988,221	360,880,115
Mortgages payable (assumed on property acquisitions), at rates from 5 1/8% to 14 1/4% maturing at various dates to 2028 and requiring annual payments of $484,574 towards principal and interest	5,059,324	5,089,493
Long-term debt	$405,047,545	$365,969,608

12. Long-term debt (cont'd)

Included in long-term advances from the Government of the Province of Manitoba is an advance of $12,427,811 payable in U.S. currency which matures in 1990 (see accounting policy, note 2a). Based on the rate of exchange prevailing at March 31, 1985, $14,772,833 would be required to discharge this debt. The remaining related deferred finance charges of $83,602 (1984 - $115,592) are being amortized based on the term of the debt repayment.

13. Sinking fund

	1985		1984	
	PAR VALUE	COST	PAR VALUE	COST
Bonds: (note 2a)				
Man. Hydro-Electric Bd.	$5,607,000	$4,133,638	$4,710,000	$3,416,792
Man. Telephone System	1,583,000	1,121,978	1,638,000	1,167,472
Gov't. of the Prov. of Manitoba	2,486,000	2,445,280	2,285,000	2,255,967
	$9,676,000	7,701,436	$8,633,000	6,840,231
Cash, interest bearing		1,963,463		1,345,017
Sinking fund		$9,664,899		$8,185,248

MHRC is required to maintain a sinking fund on deposit with the Minister of Finance for the purpose of retiring at maturity, long-term debt which does not require annual principal repayments. The required minimum annual payment to the sinking fund must equal 4% of the sinking fund balance as at the end of the preceding fiscal year plus 1% of the advances and borrowings of MHRC other than those secured by a first mortgage on land or by an agreement or debenture that provides for the retirement of the debt by annual repayments of principal and interest. Income earned on sinking fund investments (1985 - $876,451, 1984 - $687,908) is paid to MHRC and a portion of the income earned (1985 - $623,800, 1984 - $472,681) is set aside in the sinking fund in addition to the minimum statutory requirement.

14. Grants from the Government of the Province of Manitoba

	1985	1984
Department of Housing:		
- MHRC operating programs	$21,314,223	$34,559,500
- Sinking fund, portion of statutory requirement	700,000	550,000
	22,014,223	35,109,500
Department of Finance:		
- Mortgage Interest Rate Relief Program		940,283
- Pensioner Tenant School Tax Assistance Program		1,086,019
Department of Urban Affairs:		
- Core Area Initiatives Grant for Homeowners		805,000
- North Logan Municipal Services		245,211
Grant revenue	$22,014,223	$38,186,013

15. Commitments

a) The Corporation is committed to expend $42,771,000 for completion of housing under construction and for approved mortgage applications.

b) The Corporation is committed under the Critical Home Repair Program for undisbursed balances on approved loans for $202,400.

16. Guarantees and contingent liabilities

a) The Corporation is named as defendant in one civil suit where action by the plaintiff has commenced. The plaintiff has requested the court to assess the relief plus costs. Any resultant settlement is not expected to be significant in relation to the Corporation's operations. No provision has been recorded for this contingent liability.

16. Guarantees and contingent liabilities (cont'd)

b) The Corporation has guaranteed the repayment of mortgages in the amount of $5,825,216. The guarantees arose as follows:

Mobile Home Loan Guarantee Program	$5,347,195
Rural Mortgage Lending Program	345,521
Other	132,500
Outstanding guarantees	$5,825,216

A guarantee fee of 2% charged to each borrower is paid into the Mortgage Insurance Fund. As at March 31, 1985 the Fund amounting to $112,572 (March 31, 1984 - $81,135) was on deposit with the Minister of Finance. These fees and the balance on deposit have not been reflected in these financial statements.

17. Comparative figures

Certain comparative figures on the financial statements have been restated to conform with the presentation of the current year.

18. Transfer of personnel & programs to the Department of Housing, Province of Manitoba

As at April 1, 1984 the Government of the Province of Manitoba took over as a departmental responsibility all of the Corporation's programs, except for those relating to operating subsidies on housing programs, interest subsidies on mortgage programs, loan forgiveness programs and related assets and debt. All staff, except for legal counsel, have been transferred to the Department of Housing, Province of Manitoba and will continue to administer the programs, the assets and debt remaining with the Corporation. Costs of this administrative service and salary costs of legal counsel are not reflected in these financial statements except for administrative charges allowed by the Rural and Northern Housing Program, Urban and Rural Housing Program and Rent Supplement Program which are cost shared with CMHC.